ASX announcement

Growthpoint Properties Australia (ASX: GOZ)

20 November 2026

Growthpoint Properties Australia diversifies direct portfolio with $54m retail acquisition

Growthpoint Properties Australia (**Growthpoint**) has entered into an agreement to acquire the first retail asset in its directly held portfolio. Cammeray Square, an established, convenience-oriented neighbourhood shopping centre is located in Sydney's affluent Lower North Shore suburb of Cammeray and is being acquired for $54.0 million[1] from Fortius Cammeray Trust, a fund managed by Growthpoint.[2]

The acquisition diversifies Growthpoint's direct portfolio, providing exposure to the attractive convenience retail space, and supports its strategy of delivering income-driven returns from directly held high-quality real estate assets.

Growthpoint's Chief Executive Officer and Managing Director, Ross Lees, said, "The Board and management have identified retail as a target sector to grow and over time we intend to allocate further into this sector across both our directly held portfolio and funds management platform.

"The acquisition of Cammeray Square allows us to deploy our existing embedded retail asset management expertise and diversify our direct portfolio, increasing our Securityholders' exposure to this defensive retail asset class."

With 5,055 square metres of gross lettable area and 100% occupancy as at 1 November 2026, Cammeray Square is anchored by Harris Farm Markets and includes 15 convenience-led specialty stores, a medical precinct, childcare centre and gym. Approximately 4.3 kilometres north of the Sydney CBD, the Cammeray catchment area is well-established with limited new competing retail supply expected, providing favourable conditions for income growth. The property is being acquired on a 6.9% initial income yield.

Settlement is expected to occur early calendar year 2027. The acquisition will be funded from existing liquidity and represents a disciplined redeployment of capital following the contracted $267.7 million sale of Growthpoint's Perth Airport distribution centre[3]. The net impact of the two transactions would lower pro forma gearing by approximately 3%.

This announcement was authorised for release by Growthpoint's Board of Directors.

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[1] Excluding transaction costs.
[2] The transaction was conducted in accordance with Growthpoint's Conflicts of Interest and Related Party Transactions policy, supported by an independent valuation process.
[3] As announced 12 August 2026, price on completion of expansion works. As at 30 June 2026, estimated cost to complete was $6.4 million. Settlement expected early calendar year 2027.

About Growthpoint

creating value **beyond real estate**

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. We manage high-quality office, industrial and retail properties, both in our directly owned portfolio and through our funds management business on behalf of third-party wholesale and institutional investors.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly owned operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is listed on the ASX and is part of the S&P/ASX 300. Moody's has assigned a Baa2 domestic backed senior secured bank credit facility rating.

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